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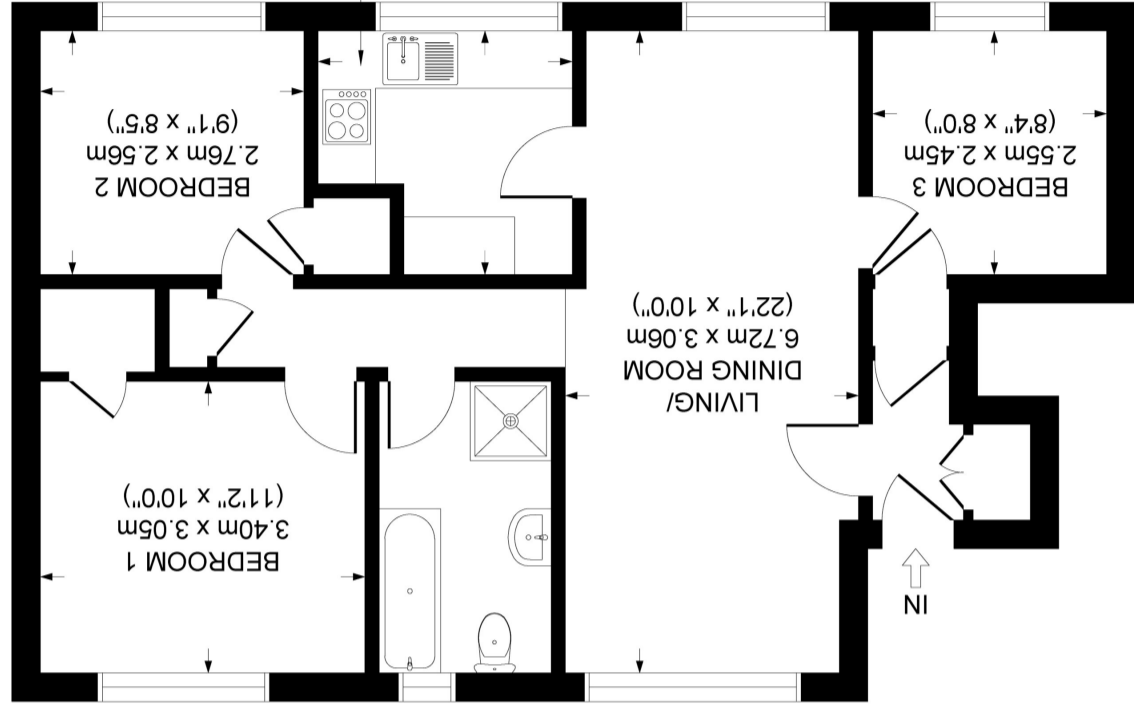
All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**JOHN NASH & CO.**

APPROX. GROSS INTERNAL FLOOR AREA 723 SQ FT / 67 SQ M  
3 BOULTERS COURT, AMERSHAM, HP6 6JD

FLOOR AREA 723 SQ FT

GROSS INTERNAL (8'9" x 8'4")  
2.66m x 2.55m  
KITCHEN



Energy Efficiency Rating	
Current	Potential
67	71
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (82+) Very energy efficient - lower running costs B (61-91) C (49-60) D (35-48) E (29-54) F (17-38) G (1-20) Not energy efficient - higher running costs	



3 Boulters Court | Plantation Road | Amersham | Buckinghamshire | HP6 6JD

£295,000

**JOHN NASH & CO.**

THREE BEDROOMS | LIGHT AND SPACIOUS LIVING/DINING ROOM | BATHROOM WITH BATH AND SHOWER | CONTEMPORARY FITTED KITCHEN | ALLOCATED PARKING | WALKING DISTANCE OF AMERSHAM ON THE HILL AND THE TRAIN STATION | WELL MAINTAINED COMMUNAL GARDENS | NO ONWARD CHAIN | POPULAR RESIDENTIAL AREA



This BRIGHT and SPACIOUS first floor THREE BEDROOM apartment benefits from allocated parking and well maintained communal grounds. Situated in an ideal location within walking distance to Amersham Station and the High Street.

**Communal Entrance**

Stairs to first floor.

**Entrance Hallway**

Cupboard housing the electric meters and a further storage cupboard, heating temperature control and entrance phone.

**Living/Dining Room**

This spacious room is flooded with light from windows at both ends. The room has two ceiling lights and radiators at each end and an aerial. The room benefits from laminate flooring throughout.

**Kitchen**

The modern and contemporary kitchen has wall and floor units, an integrated electric oven with gas hob and stainless overhead extractor fan, a stainless steel sink, plumbing for dishwasher and washing machine and a laminate work surface. The kitchen has a large window letting in lots of light and has a white tiled splashback.

**Hallway**

With large cupboard

**Bedroom 1**

This a bright and spacious room with laminate flooring, a radiator and a built in wardrobe and a ceiling light.

**Bathroom**

The bathroom has a white pedestal sink, a toilet and a bath along with a shower cubicle. There is a wall vanity unit and an extractor fan as well as a heated towel rail and a bevelled glass window. This room is floor to ceiling tiled and has a vinyl floorcovering.

**Bedroom 2**

This bedroom also has a radiator, a ceiling light and laminate flooring.

**Bedroom 3**

This bedroom has a ceiling light, a radiator and an integrated wardrobe.

**Communal Gardens**

These gardens are well maintained and mainly laid to lawn. There is ample residence parking and visitors bays.

**Terms**

Lease: 83 years remaining  
Service Charges: £133 per month  
Ground Rent: £110 per annum

Council Tax: BAND C - £1979.12 2023/2024 Rates

**Location**

Boulters Court is located close to Amersham-on-the-Hill a popular town, set in the Chiltern Hills, offering excellent facilities. Orchard Lane is within easy walking distance of the train station for the Metropolitan and Chiltern Lines to Central London. The motorway network including the M25, M40, M4 and M1 is also easily accessible. Local schooling for all ages is within walking distance, including the highly regarded Dr Challoner's Grammar School. Also close by is the town centre with a wide variety of shops, together with a selection of restaurants and coffee shops and the newly built Life Style Centre.

